

TOWN OF TICONDEROGA
SINGLE PARCEL PETITION FOR EXTENSION OF
TOWN OF TICONDEROGA CONSOLIDATED WATER DISTRICT

The undersigned, being owner of real property located in the Town of Ticonderoga, hereby petitions the Town Board of the Town of Ticonderoga for an extension of the Town of Ticonderoga Consolidated Water District.

Identification of Property: The property owned by the undersigned and to be included in the proposed extension of the Town of Ticonderoga Consolidated Water District is as follows:

<u>Owner</u>	<u>Address</u>	<u>Tax Map Parcel No.</u>	<u>Deed Book/Page</u>
Eric Rafferty	1631 NYS Route 9	139.2-2-23.000	1876/36

A copy of the property owner's deed is attached hereto as *Schedule A*.

Legal Description: The legal description of the properties to be included in the extension is attached hereto as *Schedule A*.

Improvements: The petition does not request the construction of any new improvements. The property owner shall be responsible for all connection fees and connections. Connection shall be to the satisfaction of the Town of Ticonderoga Water and Waste-Water Superintendent. Connection to any Town of Ticonderoga water infrastructure may be required by the Town of Ticonderoga Water and Waste-Water Superintendent to be performed by Town forces, at the expense of the property owner.

Benefit to Owners: The owner described above and executing this petition acknowledge and represent that the benefit to them in this district extension is that their properties will benefit from all water district benefits.

Costs to a Typical Owner: The owner acknowledges that it has researched, to its own satisfaction, the annual cost of operations, maintenance, capital improvements and debt, applicable to all users within the above reference district.

Waiver: The undersigned property owners waive the drafting and filing of a map, plan and report, as well as cost and budget estimates in accordance with Town Law §192.

Consideration: The undersigned property owners acknowledge that the extension of the Town of Ticonderoga Consolidated Water District constitutes adequate consideration for such extension as benefits the above property, and agrees to subject its property to the benefits and burdens of said Town of Ticonderoga Consolidated Water District.

Law: The undersigned acknowledge that this Petition shall be governed by the applicable provisions of the Town Law and General Municipal Law of the State of New York.

IN WITNESS WHEREOF, the undersigned hereby petition the Town Board for extension of the Town of Ticonderoga Consolidated Water District.

Dated: ~~May~~ ^{June} 6, 2024


ERIC RAFFERTY

State of New York)
County of Essex) ss.:

On the 6th day of June in the year 2024 before me, the undersigned, personally appeared Eric Rafferty, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

TONYA M. THOMPSON
Notary Public, State of New York
Qualified in Essex County
No. 01TH6222864
My Commission Expires June 1, 2026



SCHEDULE A

ESSEX COUNTY – STATE OF NEW YORK
JOSEPH A. PROVONCHA, COUNTY CLERK
7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 1876 / 36
INSTRUMENT #: 2017-2398

Receipt#: 2017173632
Clerk: BL
Rec Date: 06/08/2017 10:59:00 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: LUDEMANN

Party1: SECRETARY OF HOUSING & URBAN
DEVELOPMENT
Party2: RAFFERTY ERIC
Town: TICONDEROGA

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	84.00
Transfer Tax - County	42.00

Sub Total: 126.00

Total: 316.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1885
Transfer Tax
Consideration: 21000.00

Transfer Tax - State	84.00
Transfer Tax - County	42.00

Total: 126.00

I hereby certify that the within and foregoing was recorded in the Essex County Clerk's Office.

Joseph A. Provoncha
Essex County Clerk

Record and Return To:

LUDEMANN, MCMORRIS & SILVESTRI PC
5A SAGAMORE STREET
GLENS FALLS NY 12801

****Notice**** Information may change during the verification process and may not be reflected on this page

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTORS ACTS AND LIEN COVENANT**

DATE OF DEED: May 26, 2017

**GRANTOR: SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 451
7th St., S.W., Washington, D.C., 20410, party of the first part,**

**GRANTEE: ERIC RAFFERTY, residing at 92 Vineyard Road, Ticonderoga,
New York 12883, parties of the second part,**

THIS BARGAIN AND SALE DEED made between Grantor and Grantee on
the deed date stated above WITNESSES THAT GRANTOR in consideration of

-----\$21,000 -----

lawful money of the United States and other good and valuable consideration, paid by
Grantee,

DOES HEREBY GRANT AND RELEASE UNTO GRANTEE and his assigns
forever all that property located at:

1631 NYS Route 9N
Town of Ticonderoga
County of Essex
Tax Map #: 139.2-2-23
Account Number: 715J116010

**THE PROPERTY IS DESCRIBED MORE FULLY IN
SCHEDULE "A" ATTACHED**

Being the same premises as described in a deed from Wells Fargo Bank, N.A., to
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, dated February 25, 2015
and recorded in the Essex County Clerk's Office on February 16, 2016 in Deed Book
1826 at Page 310.

THIS GRANT IS MADE:

TOGETHER with the appurtenances and all the estate and rights of
the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises granted by this Bargain and Sale Deed unto the Grantee and his assigns forever.

AND THE GRANTOR COVENANTS as follows:

FIRST: That, unless noted in Schedule A, the Grantor and all claiming by, through or under Grantor have not done or suffered anything whereby the said premises have been encumbered in any way whatever;

SECOND: Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS OF THIS CONVEYANCE, Grantor has executed this BARGAIN AND SALE DEED on the deed date stated above.

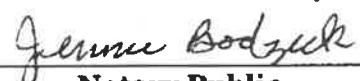
IN PRESENCE OF:



**Secretary of Housing and
Urban Development Authorized Signer** **Myya Collins**
Authorized Agent

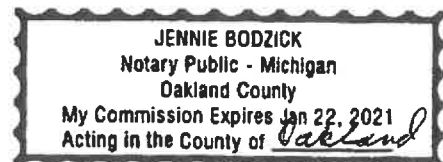
STATE OF MICHIGAN)
) ss.:
COUNTY OF OAKLAND)

On the 26 day of MAY, 2017, before me, the undersigned, personally appeared MYYA COLLINS, Authorized Agent for the Department of Housing and Urban Development. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted executed the instrument.



Notary Public

FHA Case #: 371-360455



SCHEDULE "A"

1631 NYS Route 9N
Town of Ticonderoga, County of Essex, State of New York
Tax ID#: 139.2-2-23

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Ticonderoga, County of Essex and State of New York and described as follows, to wit:

Beginning at the southeast corner of a lot of land owned by Charles Burns; thence running an easterly course on the north line of a lot owned by Albert Gibbs, to the highway leading from C.P. Sawyer's to Hammond's Corners; thence along the center of said highway ten (10) rods and five (5) links; thence westerly on a line parallel to the first described line to the east line of Charles Burns lot; thence southerly along the east line of said Charles Burns lot ten (10) rods and five (5) links to the place of beginning.

FHA Case #: 371-360455

Return to:

Ludemann, McMorris
& Silvestri, P.C.
5A Sagamore Street
Glens Falls, New York 12801